

TOWN OF COTTAGE GROVE

PLAN COMMISSION

January 25, 2012

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, Phillip Bultman, Kristi Williams and Wilmer Larson in attendance. Clerk Kim Banigan took minutes. A list of other attendees is available in the Clerk's office.
2. Chair Silvin Kurt called the meeting to order at 7:00 p.m.
3. Approve minutes of the September 28, 2011 meeting: **MOTION** by Hampton/Williams to approve the September 28, 2011 minutes as printed. **MOTION CARRIED 6-0.**
4. Public Concerns: None.
5. Discuss/Consider allocation of RDU's from property formerly owned by Orville Freudenberg between current owners RG Huston Co., Inc. and Maureen Casey: (Note that the Huston lands are actually owned by Huston Holdings, LLC and Dale R. and Dwight D. Huston, not RG Huston Co. Inc.) A memo and density dated October 26, 2011 from Pamela Andros, Senior Planner with Dane County indicated 10 remaining RDU's from the original farm. Dennis Richardson represented the Hustons, and had prepared a suggested allocation for the 10 splits, attached as appendix A. **MOTION** by Hampton/Anders to use the suggested allocation as follows:

Parcel #	Acres	Owner Name	RDU's
0711-164-9000-8	36.22	Dale R. & Dwight D. Huston	1
0711-153-8500-8	40.7	Huston Holdings LLC	1
0711-212-9500-4	38.73	Maureen Casey	1
0711-211-8500-7	37.43	Dale R. & Dwight D. Huston	1
0711-213-8000-0	39.35	Maureen Casey	1
0711-164-9500-3	38.16	Huston Holdings LLC	1

Two RDUs would be allocated to the following group of parcels owned by Dale R. & Dwight D. Huston (i.e. the 2 RDUs could be used on any of these parcels):

Parcel Number	Acres
0711-211-9700-3	19.48
0711-211-9190-1	19.03
0711-211-9000-0	19.93
0711-214-8060-7	25.36
0711-211-8001-1	23.11
0711-214-8500-4	17.57

And two RDUs would be allocated to the following group of parcels owned by Huston Holdings, LLC:

Parcel Number	Acres
0711-153-8070-9	20.41
0711-164-8011-7	30.55
0711-153-9001-0	33.74

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0711-164-9880-4	0.01
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If the County is not in agreement with allowing RDUs to be allocated to a group of parcels, the final four RDUs should be assigned to specific parcels as follows:

0711-214-8060-7	25.36	Dale R. & Dwight D. Huston	1
0711-211-8001-1	23.11	Dale R. & Dwight D. Huston	1
0711-164-8011-7	30.55	Huston Holdings LLC	1
0711-153-9001-0	33.75	Huston Holdings LLC	1

MOTION CARRIED 6-0.

- Discuss/Consider rezone application by Royal Oak & Associates/Eric Sandsnes, James & Nola Skaar, Landowners – Parcel #0711-264-9501, seeking rezone from A-1(EX) to R-1 for 6.92 acres to create four residential lots on Skarstinden Road: Sandsnes explained that it has been five years since the first four lots were created on Skarstinden Road. The proposed configuration for this second set of four lots would retain the best tillable land as farm land. He stated that the retention ponds are designed for up to 14 lots. An email from Eric Sandsnes indicated the four parcels to provide the RDU's for the four new lots.

Michelle Schmidt questioned the gap at the south end of Skarstinden Road, and suggested it would be in the Town's best interest to fill in that gap.

MOTION by Anders/Bultman to approve the rezone of 6.92 acres from A-1EX to R-2 to create four residential lots, noting that lots 1 and 2 exceed the Town's 2 acre maximum slightly due to abutting roads and property lines, and it would not be reasonable to make them conform. RDU's to come from the following parcels: 0711-251-9500-7, 0711-351-8500-8, 0711-354-9000-8, 0711-354-9500-3. Road right-of way on Skarstinden and Nora Roads to be dedicated to the Town. **MOTION CARRIED 6-0.**

- Discuss/Consider rezone application by Larry G. Skaar – Parcel # 0711-342-8560-7 at 3380 North Star Road, seeking rezone from A-1(EX) to RH-1 for 2.28 acres to separate house and buildings from farm land: A density study from 2003 and a recent email from Dane County Zoning Administrator Roger Lane indicted that two RDU's remain from the original Swalheim farm, of which Larry Skaar owns 36.3 acres. No one spoke in opposition. **MOTION** by Hampton/Anders to approve the rezone of 2.14 acres (net) from A-1EX to RH-1. The lot is slightly over the 2.0 acre maximum in order to encompass all farm buildings. The North Star Road right-of-way is to be dedicated to the Town along both lots. **MOTION CARRIED 6-0.**
- ADJOURNMENT: **MOTION** by Hampton/Anders to adjourn. **MOTION CARRIED 6-0.**
 The meeting was adjourned at 7:35 P.M.

Submitted by: Kim Banigan
 Approved 3-25-2012

TOWN OF COTTAGE GROVE

PLAN COMMISSION

March 28, 2012

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, David Muehl, Phillip Bultman, Kristi Williams and Wilmer Larson in attendance. A list of other attendees is available in the Clerk's office.
2. Chair Silvin Kurt called the meeting to order at 7:01 p.m.
3. Approve minutes of the January 25, 2012 meeting: **MOTION** by Hampton/Williams to approve the January 25, 2012 minutes with a correction to best *tillable* in item 6. **MOTION CARRIED 5-0-1** (Muehl abstained).
4. Public Concerns: None.
5. A Wisconsin Department of Transportation representative will present an update on future plans for expansion of US Highway 12 & 18 in the Town of Cottage Grove: Transportation Project Engineer/Supervisor Lisa Dreifuert provided handouts in conjunction with the I39-90 corridor improvements. Her presentation included the following points:
 - Road construction to take place in 2015-2018, including the 12/18 interchange in 2018.
 - Studies are planned to include:
 - A possible diamond interchange at Hwy 12/18 and County AB before the I39-90 project.
 - An overpass of Voges Road with the Ho Chunk property.
 - Access roads and landfill access along 12/18 to County N.
 - A possible interchange with I39-90 and County AB.
 - Check the DOT web site for updates: www.I39-90.wi.gov.
6. Annual Review of Town's Comprehensive Plan:
 - a) Overview of Statutory requirements for update of Comprehensive Plan: a checklist was reviewed.
 - b) Discuss/Consider items of change to the Town Comprehensive Plan requested by landowners:
 - Dennis Midthun: request that parcel 0711-023-8690-0, 9.536 acres adjacent to Double Days on Baxter Road, currently zoned RE-1, be designated as Medium Density Residential and be included in the TDR-R overlay zoning district: This parcel was part of an old shooting range. It has only one access point to Baxter Road, and topography/layout could make putting in a town road challenging. Midthun likes the infill aspect.

MOTION by Hampton/Kurt directing the Town Clerk to prepare a resolution for the next meeting to amend the Comprehensive Plan to include the 9.5 acres in the medium density residential/TDR Overlay future land use district. **MOTION CARRIED 6-0.**
 - c) Discuss/Consider the 8:1 Transfer Ratio for development rights (RDUs): Information provided by the assessor showed the average sales price for 2 acres in 2010-11 to be about \$117,000 (based on only 3 sales). **MOTION** by Larson/Hampton to leave the ratio at 8:1 for now. **MOTION CARRIED 6-0.**
 - d) Discuss/Consider other comprehensive plan update issues: No other issues discussed.
7. Review and provide feedback for Dane County's communication tower ordinance currently under consideration by the Chapter 10 Task Force: No feedback provided.
8. ADJOURNMENT: **MOTION** by Hampton/Williams to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 8:10 P.M.

Submitted by: David Muehl

Approved 4-25-2012

TOWN OF COTTAGE GROVE

PLAN COMMISSION

April 25, 2012

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, David Muehl, Phillip Bultman, Kristi Williams and Wilmer Larson in attendance. A list of other attendees is available in the Clerk's office.
2. Chair Silvin Kurt called the meeting to order at 7:00 p.m.
3. Approve minutes of the March 28, 2012 meeting: **MOTION** by Williams/Hampton to approve the March 28, 2012 minutes as printed. **MOTION CARRIED 6-0-1** (Anders abstained).
4. Public Concerns: Crossroads Bar & Restaurant operator Peter Grefsheim inquired about requirements to allow for ball fields to be lit. The commission advised him that a conditional use permit may be required.
5. Discuss and consider Amending the Town of Cottage Grove Comprehensive Plan 2010-2030:
 - a) Discuss and consider revising Map J-3, Land Use Plan: 2010 to 2030, to include parcel 0711-023-8690-0 (9.536 acres adjacent to Double Days on Baxter Road, owned by Dennis Midthun) in the Medium Density Residential future land use district: Midthun presented a preliminary drawing of 8 lots with a shared septic field, but agreed to consider moving the road to allow for private septic systems. There was additional discussion on site lines with the road entrance at the crest of the hill on Baxter Road, thoughts were that it would not pose a problem.
 - b) Discuss and consider adoption of a resolution recommending that the Town Board adopt the Amendment to the Comprehensive Plan as prepared by the Plan Commission: **MOTION** by Hampton/Bultman to adopt Plan Commission Resolution 2012-01 Recommending that the Town Board Adopt the Amendment to the Comprehensive Plan as Prepared by the Plan Commission. **MOTION CARRIED 7-0.**
6. Discuss process to develop a Request for Proposal for planning services to the Town: Hampton said that due to the annual turnover of staff at Crispell-Synder, it may be time to consider other planning firms. Commission members should make notes of pertinent items to include in a request for proposal, to be discussed at the next meeting
7. ADJOURNMENT: **MOTION** by Hampton/Anders to adjourn. **MOTION CARRIED 7-0.**
The meeting was adjourned at 8:10 P.M.

Submitted by: David Muehl

Approved 5-23-2012

Plan Commission Resolution No. 2012-01

A RESOLUTION OF THE PLAN COMMISSION FOR THE TOWN OF COTTAGE GROVE
RECOMMENDING THAT THE TOWN BOARD ADOPT THE
AMENDMENT TO THE COMPREHENSIVE PLAN AS PREPARED BY THE PLAN COMMISSION

WHEREAS, sections 62.23(2) and (3) of the Wisconsin Statutes authorize the Town to prepare and amend a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Town Board adopted a public participation plan to encourage public participation in the annual review of the comprehensive plan and preparation of any amendments thereto; and

WHEREAS, as part of the annual review, the Plan Commission received and considered written requests for changes to the comprehensive plan, and invited and received public comment on said requests at an open meeting duly noticed for this purpose; and

WHEREAS, following consideration of the written requests, input from the applicants, input from the public and such input from its consultants as the Plan Commission deemed appropriate, the Plan Commission determined that it had met the public participation plan requirements established by the Town Board; and,

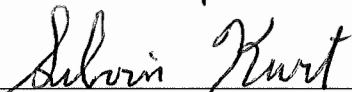
WHEREAS, on the basis of the aforementioned information, the Plan Commission has determined that the amendment to the comprehensive plan described herein is in the public interest and that it is needed for guiding and accomplishing the coordinated, adjusted and harmonious development of the Town which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development in the Town; and

WHEREAS, the Plan Commission by this Resolution has set forth its written recommendation for an amendment to Map J-3 Land Use Plan: 2010 to 2030 of *Town of Cottage Grove Comprehensive Plan – 2010-2030*, all as set forth in **Exhibit A**, which is attached hereto and incorporated by reference; and

NOW THEREFORE, in consideration of the above recitals, which are fully incorporated by reference, the Plan Commission, by resolution and majority vote of the entire Commission, respectfully recommends that the following actions be taken:

1. The Town Board adopt an amendment to Map J-3 Land Use Plan of the *Town of Cottage Grove Comprehensive Plan – 2010-2030*, to add parcel 0711-023-8690-0 to the Medium Density Residential future land use district, and,
2. The Town Clerk, pursuant to sections 66.1001(4)(b), 66.1001(4)(e), and 66.1001(4)(f) of the Wisconsin Statutes, send a copy of the amended Map J-3 Land Use Plan: 2010-2030 of the *Town of Cottage Grove Comprehensive Plan – 2010-2030* to the Pinney Public Library; Wisconsin Land Council; Dane County; Community Analysis and Planning Division (CAPD); the Capital Region Planning Commission; the City of Madison; the Village of Cottage Grove; and the towns of Sun Prairie, Medina, Deerfield, Christiana, Pleasant Springs, Dunn, Blooming Grove, and Burke, all non-metallic mining permit holders in the Town of Cottage Grove, and any person who has submitted a written request to receive notice, along with an explanatory letter indicating that the amended Map J-3 Land Use Plan: 2010 to 2030, if adopted, will amend the *Town of Cottage Grove Comprehensive Plan – 2010-2030*.

ADOPTED this April 25, 2012



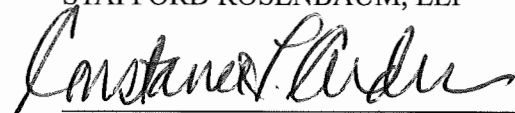
Silvin Kurt, Plan Commission Chair

Attest:



Kim Banigan, Town Clerk

Reviewed as to form as of this 19th day of April, 2012.
STAFFORD ROSENBAUM, LLP



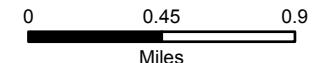
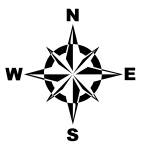
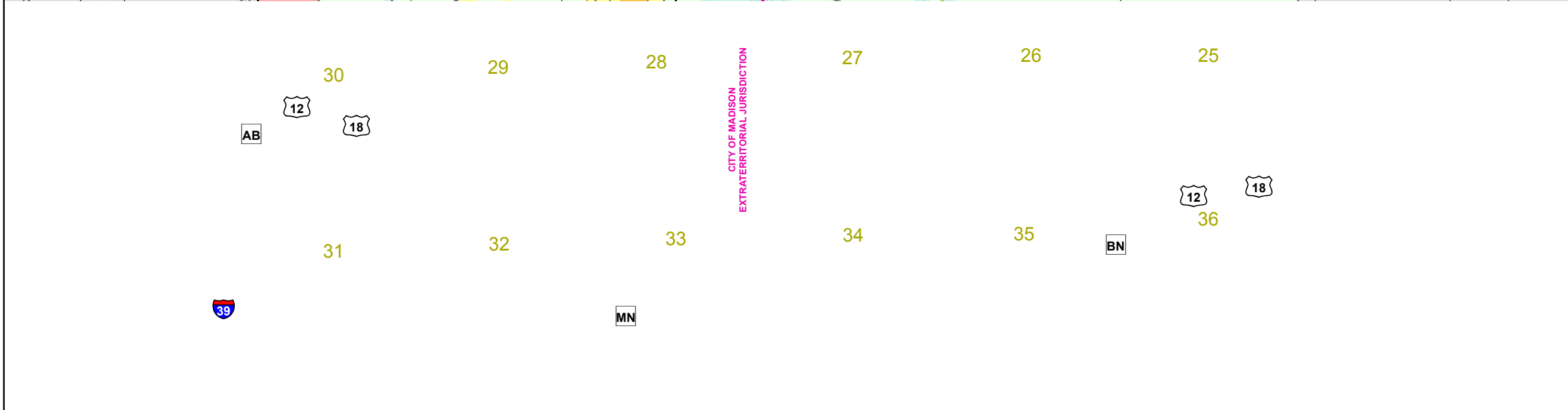
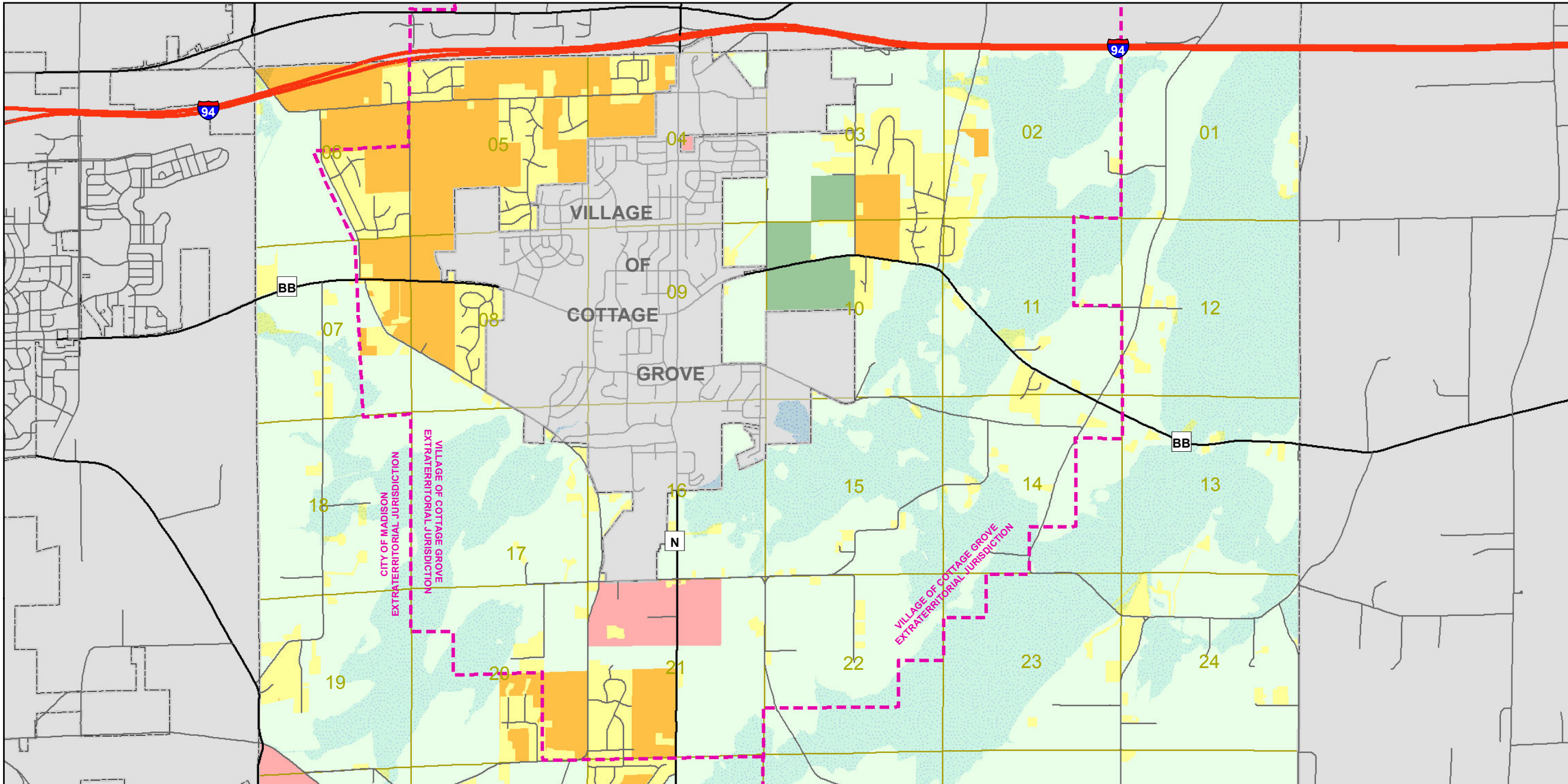
Constance L. Anderson, Town Attorney

Town of Cottage Grove, Dane County

Map J-3
Future Land Use Plan: 2030

Legend

- Agricultural
- Agribusiness & Sustainable Commercial
- Limited Commercial
- Open Space/Recreation/Separation
- Existing Residential
- Residential - Medium Density
- Resource Protection
- Extraterritorial Jurisdiction Boundary



April 26, 2012

TOWN OF COTTAGE GROVE
PLAN COMMISSION
May 23, 2012

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, David Muehl, Phillip Bultman, and Wilmer Larson in attendance. A list of other attendees is available in the Clerk's office.
2. Chair Silvin Kurt called the meeting to order at 7:00 p.m.
3. Approve minutes of the April 25, 2012 meeting: **MOTION** by Hampton/Anders to approve the April 25, 2012 minutes as printed. **MOTION CARRIED 6-0.**
4. Public Concerns:
 - a) Sam and Vicky West, 1879 Meadow View Lane, want to own their whole driveway. There is no written agreement. It is 340 feet long and varies from 2 to 12 feet wide. Hampton asked if the Town would be able to get a turn-around placed? It could be only dedicated, with construction at a later date.
 - b) New property owner of 2944 Hope Road would like to rezone to LC-1 for house and excavating contractor building. Per the comp plan, can have a single family residence, but LC-1 is a problem in the Ag district, would have to change the plan to start the rezone process. Perhaps he could have a CUP for a Rural Business, however. He was advised to check with Majid Allen at the County.
5. Discuss/Consider application by Dale & Dwight Huston, parcel 0711-283-9800-6 at 3355 County Highway N, for rezone from A1-EX to A-2 and conditional use permit for concrete batch plant on +/- 30 acres: The concrete plant would stay out of the commercial portion, it would be in the portion currently being used by the MJ contractors. **MOTION** by Hampton/Kurt to approve the rezone of +/- 30 acres from A1-EX to A-2. **MOTION CARRIED 6-0.** **MOTION** by Hampton/Larson to approve the rezone from A1-EX to A-2 and a conditional use permit for a concrete batch plant on +/- 30 acres with the following conditions: 1) Only one batch plant allowed on the property at a time; 2) CUP to expire on May 11, 2015; and 3) limit dust dispersal outside of parcel boundaries. The standards in section 10.255(2)(h) DCCO have been considered satisfied. **MOTION CARRIED 6-0.**
6. Draft a Request for Proposal for planning services to the Town: **MOTION** by Hampton/Kurt to include the following requirements in the RFP:
 - Provide services on an as needed basis at an hourly rate
 - Update of Comprehensive Plan on an annual basis
 - Limited turnover of account representative – Same person assigned to our account
 - Knowledge of Towns requiredRFP to be sent out with responses due by July 13, 2012. **MOTION CARRIED 6-0.**
7. Election of Chair and Secretary: **MOTION** by Anders/Bultman to elect Kurt as Chair. **MOTION CARRIED 5-0** (Kurt opposed). **MOTION** by Kurt/Larson to elect Muehl as Secretary. **MOTION CARRIED 6-0.**
8. ADJOURNMENT: **MOTION** by Hampton/Anders to adjourn. **MOTION CARRIED 6-0.** The meeting was adjourned at 8:20 P.M.

Submitted by: David Muehl
Approved 6-27-2012

TOWN OF COTTAGE GROVE

PLAN COMMISSION

June 27, 2012

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, David Muehl, Phillip Bultman, and Wilmer Larson in attendance. A list of other attendees is available in the Clerk's office.
2. Chair Silvin Kurt called the meeting to order at 7:00 p.m.
3. Approve minutes of the May 23, 2012 meeting: **MOTION** by Anders/Bultman to approve the May 23, 2012 minutes as printed. **MOTION CARRIED 6-0.**
4. Public Concerns: None.
5. Discuss/Consider application by Terry Peckham, parcel 0711-112-9340-9 at 2080 County Highway BB, for rezone from A1-EX to RH-1 (2.01 acres) and A-4 (18.29 acres and 22.00 acres): Ms. Peckham wants to create a new residential parcel, and she said the County will approve the driveway access upon conversion from farm to residential. This will use the last development right on the former Goodman farm. **MOTION** by Hampton/Bultman to approve the rezone from A1-EX to RH-1 (2.01 acres) and A-4 (18.29 acres and 22.00 acres), with only one access for both the RH-1 and the A-4 parcels. **MOTION CARRIED 6-0.**
6. Discuss/Consider application by Daniel Viney, parcel 0711-341-9310-0 at 2236 US Highway 12 & 18, for rezone from A-2(4) to A-2(2) (3.043 acres) and A-2(4) to A-1Ex (2.818 acres): Don Viney presented for his son Dan, and explained that they want to put the tiled land back into the farm. **MOTION** by Hampton/Anders to approve the rezone from A-2(4) to A-2(2) (3.043 acres) and A-2(4) to A-1EX (2.818 acres), with the 2.818 acres reverting back to and eventually being purchased by Don Viney. **MOTION CARRIED 6-0.**
7. ADJOURNMENT: **MOTION** by Anders/Hampton to adjourn. **MOTION CARRIED 6-0.**
The meeting was adjourned at 7:55 P.M.

Submitted by: David Muehl

Approved 7-25-2012

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JULY 25, 2012

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, David Muehl, Phillip Bultman, and Wilmer Larson in attendance. Kristi Williams arrived at 7:15 P.M. A list of other attendees is available in the Clerk's office.
2. Chair Silvin Kurt called the meeting to order at 7:01 p.m.
3. Approve minutes of the June 27, 2012 meeting: **MOTION** by Hampton/Anders to approve the June 27, 2012 minutes as printed. **MOTION CARRIED 6-0.**
4. Public Concerns: A handout was distributed from the Dane County Chapter 10 (zoning) Task Force looking for comments to farmland preservation zoning text changes. Commission members should send their comments to the Town Clerk by August 12th.
5. Discuss and consider responses to Request for Planning Services and select respondents to interview at the August meeting:
 - Civi Tek Consulting: Staff worked in the original Smart Growth plan with Gary Peterson and has experience with boundary agreements. Only concern is what is the backup plan for such a small organization?
 - General Engineering Company: The firm has some experience in Dane County, but seems more like engineers than planners.
 - JSD Professional Services, Inc.: Eliminated due to retainer.
 - MD Roffers Consulting: Small company with good team.
 - Yaggy Colby Associates: Too many subordinates.

MOTION Hampton/Williams to schedule follow-up interviews at the August 22nd meeting with Civi Tek Consulting, General Engineering Company and MD Roffers. Each to be allotted 20 minutes on the half hour. **MOTION CARRIED 7-0.**
6. ADJOURNMENT: **MOTION** by Hampton/Anders to adjourn. **MOTION CARRIED 7-0.**
The meeting was adjourned at 7:35 P.M.

Submitted by: David Muehl
Approved 8-22-2012

TOWN OF COTTAGE GROVE

PLAN COMMISSION

August 22, 2012

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, Phillip Bultman, and Wilmer Larson in attendance. Kristi Williams arrived at 7:10 P.M. A list of other attendees is available in the Clerk's office.
2. Chair Silvin Kurt called the meeting to order at 7:00 p.m.
3. Approve minutes of the July 25, 2012 meeting: **MOTION** by Bultman/Larson to approve the July 25, 2012 minutes as printed. **MOTION CARRIED 5-0.**
4. Public Concerns: None.
5. Interview selected respondents to the Request for Planning Services:
 - Civi Tek Consulting: Tim Schwoecke, AICP represented Civi Tek. He is the only full time employee, and he employs two part-timers. Mr. Schwoecke formerly worked with Gary Peterson and Crispell-Snyder on the Town's comprehensive plan. The hourly fee charged to the Town would be \$70.00, with no charge for regularly scheduled meetings or travel. Billing would be on a monthly basis.
 - General Engineering Company: Robert J. Roth, PE and Gary Rogers, Jr. represented General Engineering Company, which they explained is not only a planning firm, but a full service organization. Erik Henningsgard, PE, would probably be the Town's liaison. The hourly rate would be \$100 plus \$.65/mile.
 - MD Roffers Consulting: Mark Roffers, AICP, represented MD Roffers Consulting, which he said is a husband and wife team. They are experienced in Dane County, and worked on the DeForest/Windsor merger agreement. They would adjust their hourly consulting rate to \$110.00, with travel time at \$60.00/hour. He proposed an open contact with 7-45 days notice.
6. Discuss/Consider recommendation to the Town Board regarding firm to provide planning services to the Town of Cottage Grove: Commission members liked MD Roffers Consulting because of their Dane County experience. They thought General Engineering Company is too large of an organization, and Civi Tek Consulting is too small. **MOTION** by Hampton/Anders to recommend the planning services of MD Roffers Consulting to the Town Board. **MOTION CARRIED 6-0.**
7. ADJOURNMENT: **MOTION** by Hampton/Anders to adjourn. **MOTION CARRIED 6-0.**
The meeting was adjourned at 7:35 P.M.

Submitted by: Phillip Bultman

Approved 12-26-2012

TOWN OF COTTAGE GROVE
PLAN COMMISSION
December 26, 2012

1. Notice of the meeting was posted at Town Hall, Gaston Road at Brown Thrush, American Way and USH 12 & 18 at County BN. A quorum was present with Silvin Kurt, Kris Hampton, Steve Anders, David Muehl, Phillip Bultman, and Wilmer Larson in attendance. Kristi Williams arrived at 7:07 P.M. A list of other attendees is available in the Clerk's office.
2. Chair Silvin Kurt called the meeting to order at 7:01 p.m.
3. Approve minutes of the August 22, 2012 meeting: **MOTION** by Hampton/Anders to approve the August 22, 2012 minutes as printed. **MOTION CARRIED 6-0.**
4. Public Concerns: Luke Gower, 3121 Gaston Road, owns an older home and a 24' x 30' detached garage on a R-1 zoned lot. He wondered if he would be allowed to build another 30' x 40' accessory building. Hampton will talk with the Dane County Zoning Inspector to find out the answer.
5. 3019 County Highway BB, Parcel #0711-071-9080-0, Joseph Lukasik, applicant, seeking an amendment to the deed restrictions on the current C-2 zoning to allow for auto service and repair: Mr Lukasik stated that he will mainly be servicing only the cars he will sell. His plans are to have 15 – 20 cars for sale at a time, but the zoning may limit that to 12 units. Lighting and signage will be determined by Dane County Zoning. The main topic of discussion was the number of units stored outside. **MOTION** by Hampton/Bultman to replace the previous deed restrictions on parcel 0711-071-9080-0 to allow DCCO 10.14(1)(b) Major repairs to motor vehicles and (c) Sales of new and used motor vehicles, with a maximum of 12 exterior displayed vehicles, all inoperable vehicles and service work to be performed inside buildings, and all hazardous waste must be handled within State and Federal specifications. **MOTION CARRIED 7-0.**
6. 2944 Hope Road, Parcel 0711-301-8050-3, Nathaniel P. Snyder, owner, seeking rezone from RH-1 to R-3A for 2 acres to allow for handicapped accessible duplex: Mr. Snyder stated that stored equipment will be gone after construction of the duplex, the septic system will be in the far corner of the lot, and he expects that flood plain issues will be resolved. **MOTION** by Hampton/Larson to approve the rezone from RH-1 to R-3A for 2 acres to allow for a handicapped accessible duplex, contingent on approval from Dane County Health of a proper septic system, and dedication of 33' of road right-of-way to the Town. **MOTION CARRIED 7-0.**
7. ADJOURNMENT: **MOTION** by Hampton/Williams to adjourn. **MOTION CARRIED 7-0.**
The meeting was adjourned at 8:02 P.M.

Submitted by: Dave Muehl
Approved 1-23-2013